Karen Johnson Davidson County
Batch# 1448890 DEEDWARR
07/17/2026 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20260717-0064983

This Instrument Prepared By:
Thomas M. Hutto Esq.
Muletown Law, P.C.
1109 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **HEATHER MCGHEE AND DENNIS MCGHEE, WIFE AND HUSBAND,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **CHELSEA O. CASH, A SINGLE WOMAN AND EARLY M. CASH, JR., A MARRIED MAN,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows to wit;

Land in Davidson County, Tennessee, being Lot No. 476 on the plan of The Country Subdivision, Section Ten of record in Plat Book 6900, Page 394, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Heather McGhee and Dennis McGhee, wife and husband by Deed dated July 17, 2020, recorded August 4, 2020, in Instrument Number 20200804-0085666, in the Official Records of Davidson County, Tennessee.

This property is shown on the tax records of Davidson County, Tennessee as Map 150, Group 03-0, Parcel 430.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; All matters shown on plat of record in Plat Book 6900, Page 394, Register's Office of Davidson County, Tennessee; Building restrictions of record in Book 7402, Page 997; Book 7404, Page 292; Book 7329, Page

209; Book 6895, Page 796; Book 6764, Page 735 and in Book 6644, Page 339, Register's Office of Davidson County, Tennessee; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on this 15th day of July, 2026.

Heather McGhee

Dennis McGhee

STATE OF TENNESSEE
COUNTY OF MAURY

On this 15th day of July, 2026, before me personally appeared **HEATHER MCGHEE AND DENNIS MCGHEE, WIFE AND HUSBAND,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2026.

THOMAS M. HUTTO STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Notary Signature
My commission expires: 6/20/2029

STATE OF TENNESSEE - Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$419,000.00.**

Affiant

Sworn and subscribed to before me,

16th day of July, 2026.

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My commission expires: 1/24/28

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

American Financial Resources, LLC
Attn: Cashiering
PO Box 650094
Dallas, TX 75265-0094

NAME AND ADDRESS OF PROPERTY OWNERS:

Chelsea O. Cash and Early M. Cash, Jr.

3529 Thornehill

Antioch, TN 37013

Certification of Recorded Documents

I, Channing Miles, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 14, 2026.

(AFFIANT) – Channing Miles

07/14/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of July, 2026.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY